

**Executive Summary**  
**Aurora Fire Station #9 & Fire Station #13**

Leopardo Construction received a total of (199) bids between Fire Station #9 and #13. This is not yet including Bid Package #2 trades that will be bid in early 2025.

**MBE/WBE Participation Information**

Leopardo Construction highly recommended local participation and MBE/WBE participation throughout the bidding process. Leopardo Construction bid out (44) trade packages. Out of (44) trade packages, (11) of the apparent low bidders have committed on their bid form to perform a portion of their work with MBE/WBE participation.

**Local Participation Information**

On Fire Station #9, there were a total of (11) bids from an Aurora address. A total of (4) trade packages are being awarded to contractors with an Aurora address. Two of these trade packages were awarded to Aurora contractors who were not the low bid, but fell within the 5% tolerance that allows an Aurora contractor to match the low bidder.

On Fire Station #13, there were a total of (11) bids from an Aurora address. A total of (4) trade packages are being awarded to contractors with an Aurora address. Two of these trade packages were awarded to Aurora contractors who were not the low bid, but fell within the 5% tolerance that allows an Aurora contractor to match the low bidder.

**Exhibit A**

**AGREEMENT** made as of the 11th day of October in the year 2024

**BETWEEN** the Owner:

City of Aurora  
44 E Downer Place  
Aurora, IL 60505

**and the Construction Manager:**

Leopardo Construction  
5200 Prairie Stone Parkway  
Hoffman Estates, IL 60192

**for the following Project:**

Aurora Fire Station #09  
7s330 Eola Road  
Aurora, IL 60502

Dear City of Aurora:

Please find below the Exhibit A for work associated on the above referenced project. Additionally, please note the scope of work, qualifications, and exclusions for this portion of the project and an itemized listing of the provided services for this portion of the work.

The Contract Sum is guaranteed by the Construction Manager not to exceed **\$11,488,361** for the complete GMP Scope, each subject to additions and deductions by Change Order as provided in the Contract Documents.

Provided below in Section 2.0 is an itemized statement of the Exhibit A organized by trade categories, allowances, contingencies, the Construction Manager's Fee, and other items that comprise Exhibit A.

The Exhibit A is based upon the following drawings and general information enumerated as follows:

**1.0 Exhibit A Documents** – The Exhibit A is based upon the following documents:

- 24-095 City of Aurora Fire Station 9 Project Manual Volume 1 Final dated 8/26/2024 prepared by Leopardo Construction
- 24-095 Issued For Bid Drawings dated 8/09/2024 prepared by FGM Architects Inc.
- 24-095 City of Aurora Fire Station 9 Addendum 1 dated 8/29/2024 prepared by Leopardo Construction
- 24-095 City of Aurora Fire Station 9 Addendum 2 dated 9/09/2024 prepared by Leopardo Construction
- 24-095 City of Aurora Fire Station 9 Addendum 3 dated 9/11/2024 prepared by Leopardo Construction
- 24-095 City of Aurora Fire Station 9 Addendum 4 dated 9/13/2024 prepared by Leopardo Construction

**2.0 Exhibit A Schedule of Values**

1. See owner recap at the end of the Exhibit A.

**3.0 Building and Site Gross Area** – The building gross area is based on the following square footages:

1. First Floor ..... 17,630 SF
2. Mezzanine Area ..... 1,310 SF
- Total ..... 18,940 SF

**Site:**

1. Zoning Lot Area .....3.16 acres

**4.0 GMP Baseline** –The GMP is based in the following categories of cost. This forms the baseline for monitoring scope changes in the future.

1. **GMP Documents** – The GMP is based on the documents prepared by FGMA and noted in section 1.0 of this document.
2. **Agreed Upon Changes** – During the process of preparing the GMP, the Architect/Engineer (A/E) and LCI may have agreed to modifications to the design originally documented in the A/E’s documents. For items, which this occurs. LCI estimated quantities and quality levels take precedence over the A/E’s documents as a basis for the GMP.
3. **LCI Assumptions** – In cases where the design is inadequately defined on the A/E’s documents, LCI will make assumptions upon which to base cost. Since scope variances cannot be determined by comparing future design documents to A/E’s documents, LCI’s assumed quantities and quality levels, shall take precedence over the A/E documents as a basis of the GMP.

**5.0 Inflation / Market Escalation** – We have not included any inflation or market escalation.

**6.0 Bonds/Subcontractor Default Insurance** – A performance and payment bond is included, and we have included enrolling the project in our subcontractor default insurance program.

**7.0 Contingency**–The GMP includes a Construction Contingency to be used at the discretion of LCI for construction related conditions and is not intended to serve as an Owner Contingency. The Construction Contingency does not provide for Owner requested changes during construction.

**8.0 Sole Source Exclusions** – This GMP assumes that the final bid documents, wherever possible, will name three or more manufacturers with applicable model numbers whose product are acceptable under the base bid for each section or work category.

**9.0 Sales Tax** – This GMP excludes all cost associated with State of Illinois sales tax. Owner is to provide LCI with their tax-exempt ID number, to be used by the subcontractors when purchasing permanent or temporary materials for use in construction.

**10.0 Allowances** — In cases where the design has not been developed sufficiently to GMP quantities, a stipulated dollar allowance shall be the basis of the GMP. Allowances are included in the GMP. Allowances shall cover the total cost of material, labor, and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead, profit, and all other expenses contemplated for stated allowance.

1. Weather Conditions ..... \$ 100,000
2. Unsuitable Soils ..... \$ 75,000



3. Surveying .....	\$ 30,000
4. Utility Expeditor .....	\$ 20,000
5. Enclosure Consultant .....	\$ 20,000
6. Floor Preparation .....	\$ 47,350
7. Lime Stabilization .....	\$ 205,000
8. Material Testing.....	\$ 30,000

**11.0 Clarifications and Exclusions** – The following clarifications and exclusions are outlined to coincide with the GMP.

**Division 1**

**General Requirements** – Items not included in the GMP below:

1. Impact fees, tap fees, termination fees.
2. Removal of contaminated soils
3. Asbestos Abatement
4. Lead Removal
5. Premium costs for building green, LEED certification, commissioning, programming, and consulting costs beyond what is stated.
6. We have excluded a temporary security system or security staff during construction.
7. The proposal is based on all work performed on standard shift time. An overtime allowance of \$50,000 is being included in the GMP to accelerate the construction of Fire Station 13 if required.
8. Our General Conditions are based on being able to begin construction on the date shown in the schedule. Any delay beyond the control of LCI, which affects the critical path, may be cause for an increase in cost and extension of time.
9. This proposal is based on a 1 year workmanship warranty of the work commencing upon substantial completion.
10. Our proposal does not include allowances or set-asides relating to code deficiencies and/or interpretations by authorities having jurisdiction. Any code deficiencies that are uncovered by the project team, that are not shown on the project documents, will be brought to the attention of City of Aurora so that further determination can be made on how to resolve.
11. Project commencement and completion date shall be contingent upon issuance of a building permit, fully executed owner contract, verification of project financing, and confirmation of long lead item delivery dates (whichever is the latest).
12. We have not included furnishing any items that are noted “by owner” on the drawings.
13. We have included installation of owner provided items where specified for contractor to install.

**Division 2**

1. Site, building, and utility excavation are based on the following criteria:
  - a. All excavations are limited to design depths only
  - b. No undercutting assumed. If required, it will be handled from the unsuitable soil allowance.
  - c. All soils encountered are considered to be suitable materials (suitable materials are defined as any soil material in its natural state which is capable of meeting compressive strength and compaction requirements required for building structure). If required, it will be handled from the unsuitable soil allowance.
  - d. Removal of unforeseen obstructions and filling of resulting voids is not included. If required, it will be handled from the unsuitable soil allowance.
2. We have excluded the following:



- a. Soil remediation of any kind
  - b. Subtitle D hazardous material dumping.
3. Leopardo Construction, Inc. includes dewatering of all excavations caused by surface drainage of average daily rainfall (as defined by the National Weather Service or other mutually agreed-to meteorological service). The following water and moisture control measures are not included in this proposal:
  - a. Removal of excessive ground water (springs, underground streams, high ground water tables, etc.).
  - b. Wellpointing or major site dewatering.
  - c. Removal, replacement, or reconnection of existing field drainage tiles.
  - d. Sheet piling, shoring, and underpinning of existing improvements is not included. All excavations are figured as open cut.
  - e. Removal, replacement, or reconnection of existing field drainage tiles or other site utilities that are not specifically shown on plans.

**Division 3**

1. We have included all Division 3 work as shown in the Section 1.0 Exhibit A documents.

**Division 4**

1. We have included all Division 4 work as shown in the Section 1.0 Exhibit A documents.

**Division 5**

1. We have included all Division 5 work as shown in the Section 1.0 Exhibit A documents.

**Division 6**

1. We have included all Division 6 work as shown in the Section 1.0 Exhibit A documents.

**Division 7**

1. We have included all Division 7 work as shown in the Section 1.0 Exhibit A documents.

**Division 8**

1. We have included all Division 8 work as shown in the Section 1.0 Exhibit A documents.

**Division 9**

1. We have included all Division 9 work as shown in the Section 1.0 Exhibit A documents.

**Division 10**

1. We have included all Division 10 work as shown in the Section 1.0 Exhibit A documents.

**Division 11**

1. We have included all Division 11 work as shown in the Section 1.0 Exhibit A documents.

**Division 12**

1. We have included all Division 12 work as shown in the Section 1.0 Exhibit A documents.

**Division 13**

1. We have included all Division 13 work as shown in the Section 1.0 Exhibit A documents.

**Division 14**

1. We have included all Division 14 work as shown in the Section 1.0 Exhibit A documents.



**Division 15**

1. We have included all Division 15 work as shown in the Section 1.0 Exhibit A documents.

**Division 16**

1. We have included all Division 16 work as shown in the Section 1.0 Exhibit A documents.

2. All low voltage systems are priced as per the electrical symbol list on E5.3 and the RFI bidding responses.

3. We have included conduit and infrastructure only for the alerting system.

Leopardo Construction, Inc. appreciates the opportunity to present our proposal.


Sincerely, **LEOPARDO CONSTRUCTION, Inc.**

ACCEPTED:

\_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED:

  
\_\_\_\_\_  
Jeff Montanari

DATE: 10/11/24



# Owner Bid Summary Report



LCI Project #: **24-3237**  
Project Name: **Aurora Fire Station #09**

ITEM CODE & DESCRIPTION	LINE TOTALS
<b>DIVISION 1 - General Conditions</b>	
Preconstruction Services	\$7,500
General Conditions	\$591,422
Weather Conditions	\$100,000
<b>DIVISION 2 - Site Construction</b>	
02060 Surveying	\$30,000
02210 Unsuitable Soils	\$75,000
02071 Site Demolition/Excavation	\$447,927
02600 Site Utilities	\$323,692
02831 Fences & Gates	\$87,594
02511 Asphalt Paving	\$116,012
02580 Utility Expeditor	\$20,000
02900 Landscaping	\$154,000
02210 Soil Stabilization	\$205,000
02050 Material Testing	\$30,000
<b>DIVISION 3 - Concrete</b>	
03300 Site Concrete	\$425,781
03300 Building Concrete	\$551,483
03400 Structural Precast Concrete	\$48,400
<b>DIVISION 4 - Masonry</b>	
04202 Masonry	\$1,069,600
<b>DIVISION 5 - Metals</b>	
05110 Structural Steel	\$708,000
<b>DIVISION 6 - Wood &amp; Plastics</b>	
06100 Carpentry/Gen Trades	\$668,630
06400 Architectural Millwork & Woodworking	\$272,478
<b>DIVISION 7 - Thermal &amp; Moisture Protection</b>	
07440 Composite Metal Wall Panels	\$512,429

# Owner Bid Summary Report



LCI Project #: **24-3237**  
 Project Name: **Aurora Fire Station #09**

ITEM CODE & DESCRIPTION	LINE TOTALS
07195 Air Barriers	\$83,400
07510 Membrane Roofing	\$365,500
07210 Spray Insulation	\$65,500
07620 Enclosure Consultant	\$20,000
<b>DIVISION 8 - Doors &amp; Windows</b>	
08361 Sectional Overhead Doors	\$218,644
08410 Exterior Glazing	\$276,400
<b>DIVISION 9 - Finishes</b>	
09510 Acoustical Ceilings	\$108,200
09310 Ceramic and Hard Tile	\$49,200
09660 Carpet, Resilient Flooring and Base	\$58,250
09720 Epoxy Flooring	\$120,400
09695 Floor Preparation - Misc.	\$47,350
09900 Painting & Wallcovering	\$138,000
<b>DIVISION 10 - Specialties</b>	
10430 Building / Exterior Signage	\$88,315
10505 Lockers & Benches	\$83,000
10350 Flagpoles	\$5,000
<b>DIVISION 11 - Equipment</b>	
<b>DIVISION 12 - Furnishings</b>	
12530 Window Treatment	\$19,500
<b>DIVISION 13 - Special Construction</b>	
<b>DIVISION 14 - Conveying Systems</b>	
<b>DIVISION 15 - Mechanical</b>	
15400 Plumbing	\$512,500
15500 H.V.A.C.	\$855,000
15300 Fire Protection	\$81,396
<b>DIVISION 16 - Electrical</b>	



# Owner Bid Summary Report



LCI Project #: **24-3237**  
 Project Name: **Aurora Fire Station #09**

ITEM CODE & DESCRIPTION	LINE TOTALS
16001 Electrical	\$937,581
<b>TRADE SUB-TOTAL</b>	<b>\$10,578,084</b>
Subcontractor Default Insurance	\$98,792
Builder's Risk Insurance	\$42,708
Insurance Program	\$107,196
Labor & Performance Bonds	\$108,268
<b>PROJECT SUB-TOTAL</b>	<b>\$10,935,048</b>
Contingency	\$328,051
<b>PROJECT SUB-TOTAL</b>	<b>\$11,263,099</b>
Contractor's Fee	\$225,262
<b>PROJECT TOTAL</b>	<b>\$11,488,361</b>



Line	Activity ID	Activity Description	Duration	Start	Finish	2024												2025												2026											
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Aug	Sep	Oct	Nov	Dec	Jan	Aug	Sep	Oct	Nov	Dec	Jan						
46	15-163157856	Enclosure	95d	04/21/25	08/29/25	[Activity Bar]																																			
47	15-163156646	CFMF	25d	04/21/25	05/23/25	[Activity Bar]																																			
48	15-163156656	Sheathing	10d	05/26/25	06/06/25	[Activity Bar]																																			
49	15-163157346	Spray Insulation	10d	06/09/25	06/20/25	[Activity Bar]																																			
50	15-163156666	Air Barrier	10d	06/09/25	06/20/25	[Activity Bar]																																			
51	15-163156906	Roof	15d	06/16/25	07/04/25	[Activity Bar]																																			
52	15-163157146	Metal Panels	35d	06/23/25	08/08/25	[Activity Bar]																																			
53	15-163156896	Masonry Veneer	30d	06/23/25	08/01/25	[Activity Bar]																																			
54	15-163157266	Curtain Wall/Storefront	20d	08/04/25	08/29/25	[Activity Bar]																																			
55	15-163157356	Overhead Doors	10d	08/04/25	08/15/25	[Activity Bar]																																			
56	15-163156926	Interior	105d	06/11/25	11/04/25	[Activity Bar]																																			
57	15-163156846	Interior Masonry Walls	20d	06/11/25	07/08/25	[Activity Bar]																																			
58	15-163156856	Layout/Top Track	5d	06/11/25	06/17/25	[Activity Bar]																																			
59	15-163156866	Interior Framing	15d	06/18/25	07/08/25	[Activity Bar]																																			
60	15-163157026	Rock Walls	15d	07/23/25	08/12/25	[Activity Bar]																																			
61	15-163156946	In Wall Inspections	0d	07/23/25	07/23/25	[Milestone]																																			
62	15-163157036	Tape/Sand Walls	15d	07/30/25	08/19/25	[Activity Bar]																																			
63	15-163157116	Ceramic Tile Bathrooms	15d	08/13/25	09/02/25	[Activity Bar]																																			
64	15-163157046	Prime/1st Coat	5d	08/20/25	08/26/25	[Activity Bar]																																			
65	15-163157056	Ceiling Grid	15d	08/27/25	09/16/25	[Activity Bar]																																			
66	15-163157166	Toilet Partitions & Accessories	5d	09/10/25	09/16/25	[Activity Bar]																																			
67	15-163157076	Ceiling Tiles	10d	09/17/25	09/30/25	[Activity Bar]																																			
68	15-163157106	Carpet	15d	10/01/25	10/21/25	[Activity Bar]																																			
69	15-163157086	LVT	15d	10/01/25	10/21/25	[Activity Bar]																																			
70	15-163157126	Epoxy Flooring	15d	10/01/25	10/21/25	[Activity Bar]																																			
71	15-163157096	Millwork	10d	10/22/25	11/04/25	[Activity Bar]																																			
72	15-163157136	Rubber Flooring	5d	10/22/25	10/28/25	[Activity Bar]																																			
73	15-163157196	Lockers	10d	10/22/25	11/04/25	[Activity Bar]																																			
74	15-163157186	Roller Shades	10d	10/22/25	11/04/25	[Activity Bar]																																			
75	15-163157176	Signage	10d	10/22/25	11/04/25	[Activity Bar]																																			
76	15-163157206	Doors & Hardware	5d	10/22/25	10/28/25	[Activity Bar]																																			
77	15-163157816	Closeout	38d	10/29/25	12/22/25	[Activity Bar]																																			
78	15-163157216	Test and Balance	10d	10/29/25	11/11/25	[Activity Bar]																																			
79	15-163157226	Commissioning	10d	11/12/25	11/25/25	[Activity Bar]																																			
80	15-163157236	Punchlist	10d	11/12/25	11/25/25	[Activity Bar]																																			
81	15-163157246	Weather Days	18d	11/26/25	12/19/25	[Activity Bar]																																			
82	15-163157256	Substantial Completion	0d	12/22/25	12/22/25	[Milestone]																																			
83	15-163156136	Fire Station 9 Construction	290d	12/02/24	01/12/26	[Activity Bar]																																			
84	15-163157826	Site	250d	12/02/24	11/14/25	[Activity Bar]																																			
85	15-163157796	Ground Breaking	1d	12/02/24	12/02/24	[Activity Bar]																																			
86	15-163156766	Mobilization/Temp Fence/Temp Utilities	5d	12/09/24	12/13/24	[Activity Bar]																																			
87	15-163156776	Tree/Site Clearing	10d	12/16/24	12/27/24	[Activity Bar]																																			
88	15-163156786	Property Survey/Bench Mark Layout	5d	12/30/24	01/03/25	[Activity Bar]																																			
89	15-163156816	Mass Grading	15d	01/06/25	01/24/25	[Activity Bar]																																			
90	15-163156826	Site Water/Sanitary/Storm	20d	01/27/25	02/21/25	[Activity Bar]																																			

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Activity Bar</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Target Bar</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 2px solid red;"></span> Progress Bar</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 2px solid red; border-style: dashed;"></span> Critical Bar</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 2px solid red; border-style: dotted;"></span> Summary Bar</li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid red;"></span> Milestone</li> </ul>	<h2 style="margin: 0;">Aurora FD Master Schedule</h2>	Date	Revision	Checked	Approved	
		10/11/2024		Tyler Nassar	Leigh McMillen	



